

Phases of Design & Construction

- **Schematic Design:** An initial design scheme that seeks to define the general scope and conceptual design of the project including scale and relationships between building components. At the end of the schematic design phase the architect will present some very rough sketches to the owner for approval. These sketches will provide the owner with the opportunity to verify that the architect has correctly interpreted the client's desired functional relationships between various activities. The sketches will also provide the client with a general indication of the exterior design dialogue.
- **Design Development:** A stage subsequent to schematic design where the schematic design decisions are worked out in greater detail. A clear and coordinated description of all aspects of the design including Architectural, Mechanical, Plumbing, Electrical and Fire Protection Systems is worked out providing a basis for the preparation of construction documents. Construction Manager assists Owner and architect in determining potential cost savings, energy efficiency, and constructability improvements. At the end of the design development phase the architect will provide the client with drafted to-scale drawings that will illustrate the project as it would look when it's constructed. These drawings will very specifically define the site plan, floor plans and exterior elevations. It is important that the client provide input to the architect at this time as the design development drawings are used as the basis for the construction drawings and preliminary cost estimates in building a home.
- **Construction Documents:** Documents that set forth the detailed requirements for the construction of a building project. They consist of Drawings and Specifications. Drawings are the illustrative component of construction documents, whereas Specifications are written requirements pertaining to building materials, equipment, and construction systems that outline the standards to be met in the construction of a project. When the construction drawings are complete the client will have sufficient information to secure contractor bids and obtain the required permits. The construction drawings are all necessary if the client hopes to have the contractor build the project as it has been conceived by the owner and architect.
- **Bidding & Negotiation:**
 1. **Bid:** The proposed price at which a contractor offers to complete construction of a project usually based on the information presented in the Construction Documents.
 2. **Negotiation:** A two-way process whereby the owner through the services rendered by the architect contests the offer made by the contractor to obtain more favorable terms that better match the proposed construction intent and the owner's budget.
- **Construction Administration:** A process wherein the Construction Manager, working in concert with the architect, acts in the capacity of an agent of the owner, overseeing construction to ensure conformity to construction drawings, specifications, and standards.